

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
APRIL 16, 2015, 5:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

**Mayor Jon Pike
Councilmember Gil Almquist
Councilmember Jimmie Hughes
Councilmember Michele Randall
Councilmember Joe Bowcutt
Councilmember Bette Arial
City Manager Gary Esplin
City Attorney Shawn Guzman
City Recorder Christina Fernandez**

OPENING:

Mayor Pike called the meeting to order and welcomed all in attendance. The Pledge of Allegiance to the Flag was led by Councilmember Bowcutt and the invocation was offered by Carmella Fitzpatrick with the Unity Center for Positive Living.

Andrew White with the St. George Lions presented the City with a \$10,000 donation for the All Abilities Park.

Mayor Pike thanked the Lions for their donation and mentioned activities that are currently taking place at the Sunbowl. The Lions have removed the corrals and filled in the area for additional parking. He mentioned a fundraising event for the All Abilities Park that will take place next Wednesday at Buffalo Wild Wings. Additionally, he read a note received by the Energy Services Department from a business for a job well done as well as a letter received from the ULCT thanking the City for its participation in their mid-year conference. He then read a proclamation proclaiming April 25, 2015 as Arbor Day and mentioned events that will take place on that day.

Mayor Pike advised that items 3B and 3C will not be heard tonight.

FINANCIAL REPORT:

Consider approval of the financial report for March, 2015.

City Manager Gary Esplin advised that things are going well. Sales tax is up 6%, revenues are up and expenditures are down.

MOTION: A motion was made by Councilmember Randall to approve the March, 2015 financial report.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

AWARD OF BID:

Consider award of bid for 670 tons of chip seal oil for the annual chip seal project.

Purchasing Manager Connie Hood advised that Calumet Specialty Products was the low bidder at \$279,390.

MOTION: A motion was made by Councilmember Hughes to award the bid for the oil for the annual chip seal project to Calumet Specialty Products for \$279,390.

SECOND: The motion was seconded by Councilmember Arial.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

AWARD OF BID:

Consider award of bid for 160 hours of distributor truck equipment (oil spreader) for the annual chip seal project.

Purchasing Manager Connie Hood advised this equipment is used to spread the oil. J&T Peterson was low bidder at \$34,600.

MOTION: A motion was made by Councilmember Hughes to award the bid for the oil spreading for the chip seal project for \$34,600.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

AWARD OF BID:

Consider award of bid for 5,000 tons of crushed aggregate for the annual chip seal project.

Purchasing Manager Connie Hood advised Western Rock Products is the low bidder at \$95,700 for 5,000 tons.

MOTION: A motion was made by Councilmember Arial to approve the chip seal aggregate to Western Rock for \$95,700.
SECOND: The motion was seconded by Councilmember Randall.
VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

Councilmember Almquist noted that the material is being crushed at the Reuse Center. The chip seal needs to be exactly perfect to meet specifications. He asked if it is possible to see if City material can be looked at to see if it can be used in more projects

Ms. Hood replied that Dave Terry looked at that in the past.

City Manager Gary Esplin commented that this particular chip is more difficult than crushing miscellaneous materials. The Water Department has taken all of what was crushed this year. He mentioned that there is an exact standard for chips.

AWARD OF BID:
Consider award of bid for the Recreation Center remodel.

City Manager Gary Esplin advised there are funds in the current budget to remodel the recreation center. The remodel will create additional areas since much of the staff has moved to the City Commons building.

Purchasing Manager Connie Hood stated that there was one bidder, B. Hansen in the amount of \$132,125.

MOTION: A motion was made by Councilmember Randall to award the bid to B. Hansen in the amount of \$132,125.
SECOND: The motion was seconded by Councilmember Almquist.
VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

CHANGE ORDER:

Consider approval of a change order for the River Road Micro-Surfacing project to complete additional micro-surfacing on Brigham Road.

City Manager Gary Esplin stated that at a previous meeting, the City Council approved a micro-surfacing project for River Road. In looking at the current budget, he suggests adding to the contract to do the same application on Brigham Road.

MOTION: A motion was made by Councilmember Almquist to approve the change order for the River Road micro-surfacing project to Intermountain Slurry Seal to complete micro-surfacing on Brigham Road in the amount of \$180,861.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

PROFESSIONAL SERVICES AGREEMENT:

Consider approval of a professional services agreement with Stantec Consulting for fuel monitoring services at the Wastewater Treatment Plant.

City Manager Gary Esplin advised this request is for a professional services agreement with Stantec Consulting for monitoring the remediation efforts at the Wastewater Treatment Plant. A number of years ago, there was a diesel spill at the plant. Staff has to monitor and submit reports to the state and EPA. This is a continuation of the contract. The cost will be between \$36,330 and \$38,150.

MOTION: A motion was made by Councilmember Hughes to approve the professional services with Stantec Consulting not to exceed \$38,150, to be at least \$36,330.

SECOND: The motion was seconded by Councilmember Randall.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/ZONE CHANGE AMENDMENT/ORDINANCE:

Public hearing to consider a zone change amendment for property zoned Planned Development-Commercial that is located at 1792 South Blackridge

Drive and 302 and 288 West Hilton Drive. Stephen Wade Auto Group, applicant.

Planning and Zoning Manager John Willis presented the request for a zone change amendment to construct an approximately 20,000 sq. foot Mercedes Benz Dealership located at 1792 South Blackridge Drive and 302 and 288 West Hilton Drive. The applicant is also requesting a deviation from the City's sign ordinance. He showed an aerial map of the area and elevation, including the proposed signs. They are requesting the signs extend beyond the roofline which is a standard sign for these dealerships. A lot merger will be required prior to constructing the building. The sign code that applies is 9-13-4(b)(2).

Councilmember Arial asked how often the City approves sign exceptions.

Mr. Willis explained that with a lot of PD-C, master plan signs have been approved. It is one of the benefits is doing a PD rather than just commercial.

City Manager Gary Esplin advised this is a PD zone, therefore you can see what is proposed.

John showed additional views of the elevation, a picture of the color rendering, landscape and site plan, and photos of the existing building. Planning Commission recommends approval as presented.

Mayor Pike opened the public hearing. There being no comment, he closed the public hearing.

MOTION: A motion was made by Councilmember Bowcutt to approve the zone change amendment to the PD-C zone at 1792 South Blackridge Drive and 302 and 288 West Hilton Drive as presented.

SECOND: The motion was seconded by Councilmember Randall.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

Councilmember Almquist asked if the sign was going to be done later.

Mr. Willis explained that the sign was part of the approval.

Stephen Wade, applicant, stated there are roughly 4,300 GM dealerships across the states. This will be 385 for Mercedes Benz dealerships. It was difficult to convince them that St. George is ready for this. For them to award a dealership here tells a lot about what the public from afar thinks about St. George.

City Manager explained to Mr. Wade that items 3B and 3C were tabled.

PUBLIC HEARING/PUBLIC UTILITIES AND DRAINAGE EASEMENT VACATION & LOT MERGER/ORDINANCE:

Public hearing to consider vacating a public utilities and drainage easement located between two lots in the Ledges development. Bobby Pendle, applicant.

Assistant Public Works Director Wes Jenkins presented the request for a public utilities and drainage easement and lot merger of lots 533 and 802 of the Ledges located at 2181 West Long Sky Drive. There was discussion regarding leaving the lots separate; however, the Ledges subdivision has dwelling unit size requirements. There is a wall that will sit in the setback that they will have to move to comply with code.

Mayor Pike opened the public hearing. There being no comment, he closed the public hearing.

MOTION: A motion was made by Councilmember Arial to approve the drainage easement vacation and lot merger on Ledges lots 533 and 802.

SECOND: The motion was seconded by Councilmember Bowcutt.

Councilmember Bowcutt added that the wall on the south end needs to be moved out of the setback area.

Councilmember Arial agreed with that addition.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall - aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/PUBLIC UTILITY EASEMENT VACATION & LOT MERGER/ORDINANCE:

Public hearing to consider vacating a public utility easement located between two existing lots in the Castle Rock Subdivision, Phase 2. Brandon Anderson, applicant.

Assistant Public Works Director Wes Jenkins presented the request to vacate a public utility easement located between lots 154 and 155 of the Castle Rock Subdivision located at Broken Bow Drive and Cascade Canyon Circle. The purpose of the easement vacation and lot merger is to allow the two lots to merge together. Both lots are owned by the same individual.

Mayor Pike opened the public hearing. There being no comment, he closed the public hearing.

MOTION: A motion was made by Councilmember Almquist to vacate the public utility easement located between lots 154 and 155 of the Castle Rock Subdivision.

SECOND: The motion was seconded by Councilmember Randall.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/FINAL PLAT VACATION/ORDINANCE:

Public hearing to consider vacating the final plat for the Hilltop at Sunset Commercial Condominium Subdivision. City of St. George, applicant.

Assistant Public Works Director Wes Jenkins presented the request to vacate the final plat for the Hilltop at Sunset Commercial Condominium Subdivision located at 948 West 130 North. He explained that this is to vacate the area near SwitchPoint to allow for the food pantry to be built.

Councilmember Bowcutt inquired if the lot merger will have to come back for approval.

Mr. Jenkins advised that the lot merger can be approved by staff.

Mayor Pike opened the public hearing. There being no comment, he closed the public hearing.

MOTION: A motion was made by Councilmember Hughes to approve the final plat vacation for the Hilltop at Sunset Commercial Condominium Subdivision.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/CDBG GRANT:

Public hearing to receive public comments relating to the needs within the community which may be addressed through the Community Development Block Grant program for program year 2015-2016.

City Manager Gary Esplin advised as required by HUD regulations, the public has the opportunity to comment on desired uses for the CDBG program. No action will be taken tonight. Funds for the purchase the SwitchPoint building will have to be included.

CDBG Administrator Karen Christensen explained it is estimated that \$450,000 available.

City Manager Gary Esplin commented that \$300,000 has already been allocated to SwitchPoint.

Mayor Pike opened the public hearing.

Tom Bradley, resident, mentioned that he went to the Red Rock Center for Independence. While at a similar center in Provo, he learned about skills to help him to take care of himself. They do not have a kitchen at the center and need one. He asked the Mayor and Council to help the Red Rock Center to get the kitchen.

Jamie Moore, resident, stated that she currently works at the Red Rock Center for Independence as their Community Integration Specialist. Some of her responsibilities are to help those with disabilities to achieve independent living skills. She is asking for help with getting a kitchen that is accessible to those with physical disabilities.

Barb Lefler, Executive Director of the Red Rock Center for Independence, explained that the center has been part of this community since 1997 to empower people with disabilities to live independently. They have been heard by the City Council and appreciate the City. In reviewing their history, they have never asked for financial support from the City for the work that they do. She provided copies of the current and proposed kitchen. This project will cost \$40,000; \$5,000 of which they have already raised. They are asking for help through the CDBG grant. The returns on this investment will be great because it is independence.

Jan Parke, Director of Operations for Turn Community Services in Southern Utah, explained they are also a program for persons with disabilities. The group home has a problem with livability. The cost to rehabilitate the facility is \$40,000; they are asking for a portion of the cost. She commented that she hopes the All Abilities Park will accommodate adults as well.

Katie Peterson stated that she is a Board Member of Leadership Dixie, the past Executive Director of the Dove Center, and works for Big Brothers/Big Sisters of Southern Utah. They are here to request CDBG funds to assist bringing individuals, organizations and businesses together to improve the community. There are many small non-profits that the public does not know about. She has worked with the Chamber of Commerce and came up with an interactive website for the community to interact with various non-profit organizations in the area.

Gregg McArthur with the Chamber of Commerce explained how the interactive website would work. There are websites such as this in other communities. The key to success is to make sure that everybody is on board to promote this. The cost for the website is \$10,000; however they are requesting \$50,000.

Ms. Peterson stated that they plan to sustain this by working with local businesses to advertise on the site.

Mr. McArthur commented that once this is up and running, the Chamber will use their funds.

Ms. Peterson added there will be an oversight committee with community members.

Councilmember Almquist commented the direct link to those in need comes from ecclesiastical leaders as well. The Interfaith Council would be great to be on the Council, he recommends they present the idea to them as well.

City Manager Gary Esplin advised there will be approximately \$200,000 available; however, after taking out administrative costs, \$100,000 will be available. Most people know the funds come with the requirements of HUD. Each project has to be weighted on the benefit to low and moderate income residents.

Mayor Pike closed the public hearing.

Councilmember Almquist commented that the current Council, City Manager Gary Esplin and State Legislators fought for these funds to be maintained and budgeted for on the federal level.

Councilmember Bowcutt commented that the Board of Realtors is holding fundraising golf tournament tomorrow to raise funds for the Red Rock Center for Independence.

RESOLUTION:

Consider approval of a resolution accepting the Municipal Wastewater Planning program.

City Manager Gary Esplin explained that the City is required to grade the Municipal Wastewater Treatment plant. The evaluation, which is included in the agenda packet, will be submitted back to the state. He commented that a great group of people are maintaining the plant.

MOTION: A motion was made by Councilmember Hughes to approve the resolution accepting the Municipal Wastewater Planning program Self Assessment Report for 2015.

SECOND: The motion was seconded by Councilmember Arial.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

SET PUBLIC HEARINGS:

Ray Snyder advised that at its meeting on April 14, 2015, the Planning Commission recommended setting public hearings on May 7, 2015 to consider: 1) a General Plan Amendment from Low Density Residential to Professional Office on approximately 11.3 acres generally located at 3025 South River Road; 2) a zone change request to rezone from Highway Commercial and Single Family Residential 10,000 sq. ft.

minimum lot size to Planned Development Commercial on 28.802 acres generally located at the northeast corner of Riverside Drive and Mall Drive from Mall Drive to 2200 East and Riverside Drive to the River; 3) a General Plan Amendment from Low Density Residential to Commercial on 1.4 acres located on the north side of 1580 East and River Road; 4) a General Plan Amendment from Business Park to Medium Density Residential on approximately 6.037 acres generally located at 415 South Dixie Drive; and 5) a zone change from Single Family Residential 10,000 sq. ft. minimum lot size to Planned Development Residential on 11.75 acres located between Riverside Drive and the Virgin River and runs from 2200 East to 2450 East.

MOTION: A motion was made by Councilmember Almquist to set the public hearings as presented.

SECOND: The motion was seconded by Councilmember Hughes.

Councilmember Hughes inquired about items C & D on the Planning Commission packet. There are no recommendations from them.

Mr. Snyder explained that some of the Planning Commission members left prior to these items being heard. Although there were motions on both items, they failed for lack of quorum.

Councilmember Bowcutt added that he does not think there was a lack of quorum; they could not get a second on the motion.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall - aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

FINAL PLAT:

Assistant Public Works Director Wes Jenkins presented the final plat for Escalera Phase 6, a 12-lot residential subdivision located at approximately 1900 East and 1200 North, zoning is RE-12.5. Some of the areas will be dedicated to the City as Open Space.

Councilmember Almquist inquired if this property abuts Washington City. At one point the City advised this developer to provide a stub that can become a road to the east side of the City boundary. He did not see that when he was in the area.

Mr. Jenkins replied no. That was Red Cliffs Phase 5 & 6; they put a detention basin in but it is recorded as an access on the plat.

City Manager Gary Esplin advised that Washington City was notified, but did not get support to make the connection. This property borders the habitat area.

MOTION: A motion was made by Councilmember Hughes to approve the final plat for Escalera Phase 6.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

FINAL PLAT:

Assistant Public Works Director Wes Jenkins presented the final plat for Fieldstone Phase 3, a 24-lot residential subdivision located at 3480 South and 2240 East; zoning is R-1-10 and R-1-12.

MOTION: A motion was made by Councilmember Hughes to approve the final plat for Fieldstone Phase 3.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

FINAL PLAT:

Assistant Public Works Director Wes Jenkins presented the final plat for the Hughes Subdivision, a 9-lot residential subdivision located at approximately 2160 East and 2450 South, zoning is R-1-10. There is an existing house that fronts 2450 South. Staff asked the owner about putting a driveway on 2160 East; he agreed to the request.

Councilmember Hughes mentioned that although this subdivision is owned by his brother, he has no interest or financial ties.

MOTION: A motion was made by Councilmember Hughes to approve the final plat for the Hughes Subdivision.

SECOND: The motion was seconded by Councilmember Arial.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

FINAL PLAT:

Assistant Public Works Director Wes Jenkins presented the final plat for Riverside Business Park, a 3-lot commercial subdivision located at 359 and 377 East Riverside Drive, zoning is C-3. He mentioned that Councilmember Almquist requested the landscaping be upgraded to City requirements prior to the plat being recorded.

MOTION: A motion was made by Councilmember Randall to approve the final plat for Riverside Business Park.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

FINAL PLAT:

Assistant Public Works Director Wes Jenkins presented the final plat for The Fields at Mall Drive, a 9-lot commercial subdivision located at Mall Drive and 3000 East: zoning is PD-C. The developer will dedicate portions of Mall Drive, 3000 East and parcels labeled A, B, C and D on the final plat for the construction of the canal through their property.

MOTION: A motion was made by Councilmember Arial to approve the final plat for the Fields at Mall Drive according to the Planning Commission.

SECOND: The motion was seconded by Councilmember Bowcutt.

City Attorney Shawn Guzman advised this will be subject to Council's approval of a development agreement.

Councilmembers Arial and Bowcutt agreed to add that the approval be subject to Council's approval of a development agreement.

Councilmember Hughes commented that there were three items the approval should be subject to. He asked if they are all included.

City Attorney Shawn Guzman advised that all of the recommendations are all incorporated in the approval.

Councilmember Almquist stated that Councilmember Arial alluded to the fact that all recommendations are a part of the motion.

Mayor Pike stated that all recommendations are included in the motion and second.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall - aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

LOT SPLIT:

Assistant Public Works Director Wes Jenkins presented the request for a lot split at 144 West 400 South. The lot is located in the RCC zone which allows a lot size of 5,000 sq. feet. One of the lots will be 8,000 sq. feet; however, because the other one will be approximately 5,000 sq. feet, the unit built on it will have to meet the RCC architectural standards.

MOTION: A motion was made by Councilmember Randall to approve the lot split at 144 West 400 South.

SECOND: The motion was seconded by Councilmember Arial.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall - aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Assistant Public Works Director Wes Jenkins presented the preliminary plat for Desert Ridge, a 42-lot residential subdivision located at approximately Desert Canyons Parkway and Rim Rummer North Street; zoning is PD-R and the underlying zone is PD-12. This plat will be subject to the developer dedicating 15% of Open

Space. The developer will return for a zone change to rezone only the interior development. Additionally, the developer will have to dedicate Desert Canyons Parkway and improve it as well as the road into the subdivision. There will be landscape strip and trail along the east side of Desert Canyons Parkway that will be maintained by the City. He stated that there will be a second access road.

MOTION: A motion was made by Councilmember Hughes to approve the preliminary plat for Desert Ridge with the conditions set forth by the Planning Commission with the correction of 15% open space dedication rather than 50% as stated in the agenda packet.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT AMENDMENT:

Assistant Public Works Director Wes Jenkins presented the preliminary plat amendment for Tonaquint Heights Phase 2, a 13-lot residential subdivision located south of 2440 South in the general vicinity and west of Tonaquint Drive; zoning is R-1-40. The original preliminary plat was approved as a cluster development; therefore, none of the lots are 40,000 sq. feet. They will meet the density; however, the lots will be smaller because they are dedicating open space. The preliminary plat is being amended because some of the lots were given to the LDS church. He commented that the map provided shows a dashed line. The dashed line show the pad on each lot, everything outside of the pad will not be disturbed.

Ryan Thomas with Development Solutions clarified that in 2006 when the preliminary plat was originally approved; their intent was to have the lots and a buildable area they can disturb. Inside that buildable area, they are limited to 10,000 sq. feet. With the CCR's, the architectural control will delineate what area can be disturbed.

Mr. Jenkins commented that they will be required to put orange fencing around the pad when building. That will delineate what area can be disturbed.

Councilmember Almquist noted that this was the first prototype in dealing with the cuesta concept and how to deal with topography. The original development was trying to be sensitive to that, it sounds like they still are.

Mr. Jenkins stated that right now they will build the roads and utilities. The open space will be dedicated to the City for conservation.

MOTION: A motion was made by Councilmember Hughes to approve the preliminary plat amendment for Tonaquint Heights Phase 2.

SECOND: The motion was seconded by Councilmember Arial.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

CONDITIONAL USE PERMIT:

Consider approval of a conditional use permit to construct a detached accessory garage with an attached outdoor living patio and an attached pool equipment room that will exceed the allowed ridge height of 15 feet on lot 78 of the Meadow Valley Farms subdivision. Shawn Patten, applicant.

Planner Ray Snyder presented the request for a conditional use permit to construct a detached accessory garage 2433 East 3995 South with a ridge height of approximately 16 feet. He showed a plat, aerial view, zoning map and site plan. This will be the third garage on the property. He showed the area of the proposed garage and elevation. There will be a pool equipment room and an outdoor living patio. The property is a higher elevation except for the garage. He mentioned and read the staff report included in the agenda packet. Additionally, he read the findings which include aesthetics, height and maintain character and purpose of zone. Planning Commission recommends approval.

MOTION: A motion was made by Councilmember Hughes to approve the conditional use permit for the detached garage at 2433 East 3995 South.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

INTERLOCAL AGREEMENT:

Consider approval of an interlocal agreement with Washington County for the Ironman 70.3 event.

City Manager Gary Esplin advised that the Ironman event will take place in May. This is a new contract for five additional years. This City's obligation is up to \$25,000.

Councilmember Almquist inquired about Section 1, Subsection D pertaining to concessions. He asked how that arrangement works.

City Attorney Shawn Guzman explained that under this agreement, the City arranges for the food as has been done in the past.

MOTION: A motion was made by Councilmember Hughes to approve the interlocal agreement for the Ironman 70.3 event.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

APPOINTMENTS:

Mayor Pike explained there is a need for appointments to the Hillside Review Board. He outlined the expertise required of board members. He then recommending re-appointing Russ Owens for a 2-year term, David Black for a 3-year term, Todd Edwards for a 4-year term and appointing Bruce Vander for a 1-year term and Tyler Hoskins for a 4-year term.

MOTION: A motion was made by Councilmember Almquist to approve the appointments as stated.

SECOND: The motion was seconded by Councilmember Arial.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

Mayor Pike mentioned that with regards to the Airport Advisory Board, he recently appointed Mike Thompson; however, Chip with SkyWest would rather have Lori Hunt be on the board. Hers will be a 4-year term. Additionally, he mentioned that after speaking with Josh Bevans, he would like to re-nominate him for only 2 years.

MOTION: A motion was made by Councilmember Arial to approve the appointments as stated.

SECOND: The motion was seconded by Councilmember Randall.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

Mayor Pike advised the board is working on a date for the first meeting.

Councilmember Almquist noted that a group is being put together at City codes. He went through half of the book that was provided to them previously. It is amazing how many issues code enforcement deals with.

Mayor Pike stated that Councilmembers Hughes and Almquist will work with the Legal Department and John Willis to make some recommendations to City Council and to the public for comment.

Planner Ray Snyder inquired about the Hillside Review Board. In the past, a Councilmember was appointed. He asked if Councilmember Almquist is a new appointment.

Mayor Pike replied that he did not show him on the list. Councilmember Almquist is not a voting member, he is a liaison.

MINUTES:

Consider approval of the minutes from the meeting held on February 19, 2015.

MOTION: A motion was made by Councilmember Hughes to approve the minutes from February 19, 2015.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

MINUTES:

Consider approval of the minutes from the meeting held on February 26, 2015.

MOTION: A motion was made by Councilmember Almquist with a suggestion to look at page 6, lines 37 & 38; it might follow better to say why Marc

Mortensen stated the Division of Alcohol and Beverage controls purpose in the timing for the beer garden.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

REPORTS FROM MAYOR, COUNCILMEMBERS AND CITY MANAGER:

Councilmember Randall mentioned a Fish Fry that will take place on April 22nd at 6:00 p.m. at Tonaquint Park sponsored by Team Red White & Blue.

Mayor Pike mentioned the D Week event taking place this Saturday. Additionally, he mentioned the Miss St. George pageant will take place this Saturday at 6:00 p.m. at the Dixie Center.

Councilmember Arial stated that she has attended a lot of meetings this past week. She asked if there will be a promoter for the Electric Theater and mentioned possible changes at the Pioneer Center for the Arts. A discussion regarding the Social Hall took place.

Councilmember Hughes mentioned the DTEC meeting. One of the main discussions was about the recently passed fuel tax with a local option. The proposal would go before the voters to approve or not. Additionally, he mentioned they spoke with UDOT about projects, particularly the Sunset/Bluff Street interchange.

Councilmember Arial commented that there is an issue with Springdale, Rockdale and Virgin. They are in need of passing lanes.

Councilmember Hughes stated that the St. George Housing Authority is going well. They discussed their 5-year plan at their most recent meeting. He explained programs that the Housing Authority provides. The Dixie Junior Livestock show will take place next week at the Washington County fairgrounds.

Councilmember Almquist stated that has been fielding a few inquiries on hillsides. The historic committee would like to look at extending blocks looking at other places there may be homes of historic value that can be included.

Councilmember Bowcutt noted that the last Planning Commission meeting was a long one.

Councilmember Arial complimented Mayor Pike, City Manager Gary Esplin and Leisure Services Director Kent Perkins on the presentation they made at the ULCT conference.

Mayor Pike mentioned that the Children's Museum would like to update some areas.

Councilmember Randall mentioned that St. George Musical Theater's Music Man is going on.

ADJOURN TO CLOSED SESSION:

MOTION: A motion was made by Councilmember Hughes to adjourn to a closed session to discuss property purchase and litigation.

SECOND: The motion was seconded by Councilmember Randall.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall - aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

RECONVENE AND ADJOURN:

MOTION: A motion was made by Councilmember Almquist to reconvene and adjourn.

SECOND: The motion was seconded by Councilmember Randall.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall - aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.